071.0	0002	0011.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,487,300 / 1,487,300
					USE VALUE: 1,487,300 / 1,487,300
					ASSESSED: 1,487,300 / 1,487,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANDS RICHARD M--ETAL
Owner 2:	MURRELL LEANNA KAY
Owner 3:	
Street 1:	37 BEVERLY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 17,308 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1948, having primarily Wood Shingle Exterior and 3107 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	17308.000	488,900	12,200	986,200	1,487,300
Total Card	0.397	488,900	12,200	986,200	1,487,300
Total Parcel	0.397	488,900	12,200	986,200	1,487,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.69 | /Parcel: 478.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 071.0-0002-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	488,300	12200	17,308.	986,200	1,486,700	1,486,700	Year End Roll	12/18/2019
2019	101	FV	382,000	12800	17,308.	986,200	1,381,000	1,381,000	Year End Roll	1/3/2019
2018	101	FV	382,000	12800	17,308.	845,300	1,240,100	1,240,100	Year End Roll	12/20/2017
2017	101	FV	382,000	12800	17,308.	789,000	1,183,800	1,183,800	Year End Roll	1/3/2017
2016	101	FV	378,600	12800	17,308.	676,300	1,067,700	1,067,700	Year End	1/4/2016
2015	101	FV	376,700	13200	17,308.	605,800	995,700	995,700	Year End Roll	12/11/2014
2014	101	FV	376,700	13200	17,308.	560,700	950,600	950,600	Year End Roll	12/16/2013
2013	101	FV	376,700	13200	17,308.	534,700	924,600	924,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6045

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOODHOUSE JOHN	1117-96		10/14/1993		432,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2018	1142	Fireplac	6,073					
5/19/2016	645	Heat App	13,000					REPLACE 2 FURNACES
2/10/2016	151	Manual	280,724		2/18/2016			Remove existing su
10/16/2015	1569	Renovate	98,983					
3/6/2015	212	Heat App	16,000					Install air condit
12/3/2012	1588	Manual	4,000	C				
5/15/2008	467	Wood Dec	24,800			G10	GR FY10	make existing deck
1/16/2007	38	Manual	8,000					replace front sidi
11/5/2004	1099	Redo Bas	45,000					
1/13/1995	21		103,000					REMODEL HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2016	Meas/Inspect	DGM	D Mann
7/21/2016	Permit Visit	DGM	D Mann
2/11/2009	Meas/Inspect	294	PATRIOT
6/6/2005	Permit Visit	BR	B Rossignol
12/8/1999	Inspected	264	PATRIOT
11/2/1999	Mailer Sent		
10/12/1999	Measured	267	PATRIOT
8/14/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17308		Sq. Ft.	Site		0	70.	0.81	4			View	50					986,198						986,200	

Total AC/HA: 0.39734 | Total SF/SM: 17308 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 986,198 | Spl Credit | Total: 986,200

User Acct

45276

GIS Ref

GIS Ref

Insp Date

07/21/16

!6045!

PRINT

Date	Time
12/10/20	20:51:38

LAST REV

Date	Time
10/15/18	11:27:37

danam

USER DEFINED

Prior Id # 1:	45276
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.18407941
Const Adj.:	1.04307747
Adj $ / SQ:	117.333
Other Features:	109589
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	600147
Depreciation:	111627
Depreciated Total:	488520

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

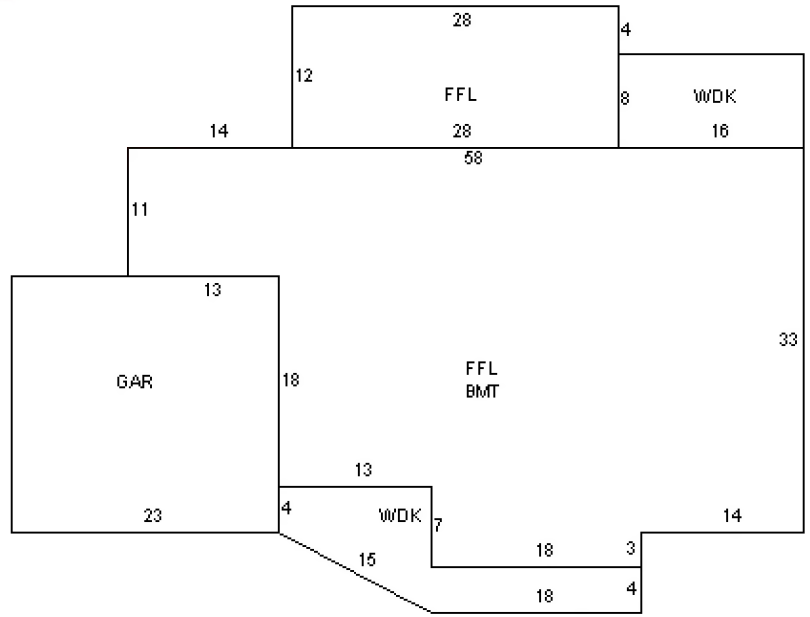
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	156.05
Special Features:	400	Val/Su Net:	111.11
Final Total:	488900	Val/Su SzAd	248.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,966	117.330	230,677
BMT	Basement	1,630	59.840	97,539
GAR	Garage	506	20.800	10,525
WDK	Deck	298	9.760	2,908

Net Sketched Area:	4,400			Total:	341,649
Size Ad	1966	Gross Are	4400	FinArea	3107

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	H	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 071.0-0002-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	13X23	A	AV	1980	3.50	T	31.2	101			700			700
12	Pool-Gunite	D	Y	1	40X20	A	AV	1980	20.84	T	31.2	101			11,500			11,500
96	Whirl Pool	D	S	1	1	A	AV	1994	500.00	T	20	101			400			400

More:	N	Total Yard Items:	12,200	Total Special Featues:	400	Total:	12,600